

Environmental Services

April 9, 2014

ECD Companies 250 Parkway Drive, Suite 120 Lincolnshire, Illinois 60069

Attention:

Ms. Renee Solomon

Subject:

Phase I Environmental Site Assessment conducted at 224-228 East Ontario Street,

Chicago, Illinois 60611

Dear Ms. Solomon:

In response to your request of March 25, 2014, Gabriel Environmental Services (Gabriel) performed this assessment at the property and improvements located at 224-228 East Ontario Street, Chicago, Illinois 60611. Gabriel rendered this investigation during the period of March 25, 2014 through April 9, 2014. The on site visual portion of our inspection took place Tuesday, April 1, 2014.

The investigative research in this Phase I Environmental Site Assessment (ESA) consists of reasonably obtainable information from federal, state and local agencies, historical documentation, geographical and geological maps and records, personal inquiry with property owners, neighbors, and/or public officials, and any other information that is practically reviewable, coupled with a visual inspection of the property. This report is designed to identify recognized environmental conditions in connection with the subject property and meets the guidelines presented in the American Society of Testing and Materials (ASTM) Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-00), and the environmental audit requirements of the Illinois Environmental Protection Act (with the exception of the 50 year chain-of-title search). This report does **not** meet the requirements for an All Appropriate Inquiries (AAI) Compliant report as outlined in ASTM E1527-13.

Gabriel appreciates the opportunity to be of service to the ECD Companies. If you have any questions regarding this report or its findings, please feel free to contact me at (773) 486-2123.

Sincerely

Steven C. Sawyer, C.H.M. Executive Vice President

Gabriel Environmental Services Project Number: 03-014-27

Madison, WI



Environmental Services

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Performed For

ECD COMPANIES 250 PARKWAY DRIVE, SUITE 120 LINCOLNSHIRE, ILLINOIS 60069

On A Site Located At

224-228 EAST ONTARIO STREET CHICAGO, ILLINOIS 60611

By

Gabriel Environmental Services 1421 North Elston Avenue Chicago, Illinois 60642 ©2014

Submitted on April 9, 2014 by:

Natalie K. Neuman Project Manager

Reviewed by:

Steven C. Sawyer C.H.M.M. Executive Vice President

Project Number: 03-014-27

NN March 2014

Rockford

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1.0 Introduction

Gabriel Environmental Services was contacted by Ms. Renee Solomon to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 224-228 East Superior Street, Chicago, Illinois 60611. Gabriel personnel conducted the site inspection on Tuesday, April 1, 2014, escorted by Mr. James Ascot of Ascot Realty Group, Inc. the owner of the property.

This survey is being performed as part of the environmental due diligence requirements for the purchase of this property by the ECD Companies, and should satisfy the requirements presented by a lending institution chosen for this transaction. This report meets or exceeds the guidelines presented in the American Society of Testing and Materials (ASTM) Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-00), and the environmental audit requirements of the Illinois Environmental Protection Act, with the exception of the fifty-year historical chain-of-title search. As ECD Companies is aware, this report does <u>not</u> meet the guidelines presented for AAI compliance (E1527-13).

During the course of our survey, performed under Gabriel Project #: 03-014-27 we have attempted to determine if any potential chemical and physical hazards are present on the site. We have also generally addressed the following issues:

- Site Information
- Surrounding Site Usage
- Regulatory Status and Environmental Conditions
- Air Emissions
- Asbestos
- Hazardous Wastes and Materials
- PCBs
- Soil Conditions
- Underground Storage Tanks
- Water Sources and Discharges
- Surrounding Regulatory Sites

Gabriel personnel conducted a visual examination of the site and surrounding structures, along with interviews with Ms. Renee Solomon of ECD Companies the prospective purchasers, Mr. James Ascot of Ascot Realty Group the current property owner, and officials of the City of Chicago, Cook County and the State of Illinois, as needed. The collection of samples is beyond the scope of this Phase I ESA. The collection of samples is beyond the scope of this Phase I ESA.

2.0 Site Information

2.1 Site Description

The subject property consists of an approximately 7,200-square foot, rectangular shaped parcel of land located on the north side of East Ontario Street, midway between St. Clair Street and Fairbanks Court, on the near north portion of the downtown area of the City of Chicago, Illinois (see Site Location Map in Appendix A).

We were not provided with a Plat of Survey for the property. Information obtained from the Cook County Assessors Website found the following Property Identification Numbers (PINs) for the site:

17-10-203-015-0000 (224 East Ontario) 17-10-203-016-0000 (226 East Ontario) 17-10-203-017-0000 (228 East Ontario)

The subject property is improved with two distinct buildings. The westernmost building is 224 East Ontario. That property is developed with a three story, brick building faced with tan concrete facing that has a full "English Style" basement. This building is currently unoccupied. The easternmost building is 226-228 East Ontario, and is a three story white painted brick faced structure with a full English Style basement.

These buildings are discussed individually below, for clarity.

224 East Ontario

This building was unoccupied and unidentified by signage, at the time of our inspection. This is a three story, brick building faced with concrete that is situated in a north-south orientation. The building footprint occupies nearly the entire parcel of land.

The main entry to the building is located on the south side of the structure, on East Ontario Street. A short stairway leads down into the basement unit of the building which had most recently been occupied by a delicatessen. This area is finished with brick and ceramic tiled floors, painted drywall and vinyl paneled walls and suspended acoustic ceiling tiles. We noted wrapped pipe insulation above the suspended ceiling tiles in portions of the basement. No kitchen fixtures remained in the former deli.

In the north end of the basement is a former wash area. We noted a slop sink and a disconnected former dispensing system for cleaning products mounted to the wall. A closet along the east wall of the basement contains a furnace, and the main electrical

supply for this portion of the building.

There are two restrooms in the far north end of the basement. These have one inch ceramic tiled floors, four inch ceramic wall tiles and drywall ceilings. A stairway along the northwest side of the basement provides an interior access to the main floor.

The first floor of the building is also vacant. The south end of the first floor has hardwood floors and painted drywall walls and ceilings. The north end has hardwood floors that are covered with glue from former carpeting, and painted drywall walls and ceilings. We noted some mops and brooms in this area, as well as a few one gallon containers of paint, and rolls of carpet. No staining or odors were noted. An enclosed rear stairway is located on the north side of the building.

The second and third floors are accessed via the north enclosed stairway, and also via a main stairway along the west side of the building. These areas are finished in the same manner. They had been used for offices in the past, according to the owner.

The second and third floors are generally finished with gray carpeted floors, and painted drywall walls and ceilings. Restrooms on these upper floors are finished with gray ceramic tiled floors, tan ceramic wall tiles and painted drywall ceilings.

We noted circuit breakers and safety switches on each floor of the building. No indication of past environmentally sensitive operations were noted during our inspection.

The exterior of the property consists of a limited concrete slab area on the north side adjacent to the public alleyway, where we noted two dumpsters for the adjacent building. There is limited space here for vehicle parking. No staining or issues were noted on the exterior of the site.

226-228 East Ontario - multi-tenant

This is developed with a three story building that is utilized commercially. This building is constructed of brick that has been painted white. It is a somewhat "Y" shaped building, with an enclosed exterior stairway along the south exterior providing access to the upper floors. This building also has an English Style basement.

The basement areas of the building are occupied by Subway Restaurant (226) and Coast Cleaners (228). The Subway is in the west side of the basement, and the main south entry leads into the dining and food preparation area. This portion of the building is finished with gray ceramic tiled floors, wallpapered drywall walls and suspended ceiling tiles. We did not access the food prep space, or the kitchen, as the restaurant was busy with no one to escort us.

Two restrooms which were occupied and not accessed are located towards the north end of the restaurant. In the far north end is a storage space where we viewed containers of concentrated syrup for carbonated drinks and carbon dioxide compressed gas canisters, as well as some concentrated cleaning products and extra storage of paper towels, napkins, cups and other non-perishable items. We also viewed cleaning supplies stored in this area (retail sized). This area has concrete floors, masonry and brick walls and a wood ceiling.

The east basement space is occupied by Coast Cleaners. This is a drop off dry cleaning business, and no cleaning occurs on site. The main south entry leads into the customer drop off/pick up space. This area is finished with white vinyl floor tiles and painted drywall walls and ceilings. A conveyor system for clothing is located north of the customer service area. A sewing machine for minor alterations was noted, but no other services appear to be provided.

The north end of the space contains a restroom which is finished in the same manner. In the far north end is a utility area, where we viewed a walk in cooler that was reportedly for a bar that used to occupy the second floor. The cooler was locked. We also noted the main electrical supply for the building in this area, where there were electrical meters, circuit breakers and safety switches.

The east side of the first floor is occupied by Crown Corr, Inc. and used as a transient office space for street repairs occurring on Ontario Street. It had previously been occupied by Grape Street Piano Bar. This unit has wood floors, painted drywall walls and suspended ceiling tiles. Tools and sundry equipment and plans were noted in this area, and several employees have computer stations in this portion of the building. Several 5 gallon containers labeled gasoline and diesel were noted in the front of the space, but were empty. No spills or odors were noted. The former bar had been along the east wall, and we noted items stored on the shelving in that area, for Crown Corr.

In the north end of this space are restrooms finished with brown vinyl floor tiles, and painted drywall walls and ceilings. In the far north end is an area that may have been a small kitchen in the past, as we= noted a ventilation hood and a wash sink. That portion of the building has black and white vinyl floor tiles over plywood floors, painted drywall and vinyl walls and a painted drywall ceiling.

On the west side of the main floor is Ten Perfect Nails and Spa. This space is accessed via a main south entry door, and has tan ceramic tiled floors, painted drywall walls and suspended ceiling tiles. Manicure and pedicure stations are located along the east and west walls.

Further north are restrooms that are finished in the same manner. We also noted a

washer and dryer, and water heater, in a nook along the east wall. In the far north end are massage rooms that are also finished in the same manner.

The second floor of the building is fully unoccupied and had most recently been occupied by Midwest Steel for office space. This area has brown carpeted floors, painted drywall walls and suspended ceiling tiles. Restrooms are also carpeted, and are located towards the north end of the space. No hazardous materials were noted. We did view some paper wrapped pipe insulation along the wall towards the north end. That material was in good condition.

The third floor of the building is occupied by offices for This Week in Chicago magazine. No printing occurs on site, and these offices are used for layout, design and other office usage. This portion of the building is finished with blue carpeted floors, painted drywall walls and suspended ceiling tiles. Typical office furnishings are located throughout this space, as are built in shelves for magazine storage.

As a note, on the ground portion of the south stairway, there is an ATM for First American Bank. We did not have access to the enclosed space in the stairway for the ATM, as it was locked for customer security.

The limited exterior of the site consists of City of Chicago sidewalks along the south side of the parcels, and narrow concrete walks and easements adjacent to the north public alleyway. Dumpsters were noted along the north side of the property, for the tenants in the building.

The subject site is relatively level in topography, with no significant grade change noted across the surface. The site is approximately 595 feet above mean sea level according to Chicago Loop, Illinois USGS Topographic maps drawn for the area.

Photographs of the property taken at the time of our inspection are included in Appendix D of this report.

2.2 Site History

The history of the site was investigated in order to determine whether previous usage of the property might affect current environmental conditions on the site. Gabriel contacted various sources, including Ms. Renee Solomon of ECD Companies the prospective purchaser, Mr. James Ascot of Ascot Realty Group, Inc. the current owner, the City of Chicago Department of Buildings, the City of Chicago Department of Public Health (CDPH), the Northeastern Illinois Planning Commission (NIPC), and the library at the University of Illinois Chicago.

Historical documents, such as building permit files, Sanborn Fire Insurance Maps, historical United States Geological Survey (USGS) topographic maps, and aerial photographs, were reviewed by Gabriel personnel.

Ms. Renee Solomon indicated that plans for the site are to demolish the two buildings, and construct a hotel. Ms. Solomon provided us with individual Phase I's completed for each of the buildings.

She provided us with a copy of a Phase I performed for 224 East Ontario Street that was prepared by Gabriel and dated July 15, 2005. That report found one issue of environmental concern:

Radon: The structure at is constructed with a basement level. Since a restaurant which is occupied on a regular basis is located at the basement level, preliminary radon screening should be performed using the relatively inexpensive canister method. If unusual levels were detected, a firm specializing in radon abatement would be recommended.

The Phase I prepared for 226-228 Ontario was prepared by Aspen Environmental and dated July 21, 1998 for Bridgeview Bank. That report identified:

Asbestos and PCBs: suspect asbestos containing materials in the form of floor tiles and pipe insulation. In addition, there are fluorescent lighting fixtures which may contain PCBs.

Mr. James Ascot the owner stated that he has owned the properties approximately 6 years. He stated that the dry cleaner on site has always been a drop off service, and that he was unaware of any underground storage tanks or environmental issues with the property. He stated that the tenants have always been office, restaurant and commercial businesses. He further stated that the 224 Ontario building has been vacant for approximately five years, and that the last tenant was a Deli on the basement level.

Ancient building permit records for the subject property were reviewed at the University of

Illinois at Chicago Library. These permit records were originally kept on hand written index cards and forms. The cards and files were later transferred to microfilm. In many cases, some of the information was illegible or incomplete. The following table summarizes the records found in the library files for the site:

Permit Date	<u>Permit No.</u>	Address	<u>Description</u>
November 17, 1886	3312	224 E Ontario	None given
January 22, 1924	4570	224 E Ontario	Fire Escape
January 24, 1945	141453	228 E Ontario	Rear open stairway

No information of note can be gleaned from these records, except that the properties were developed prior to 1924 and 1945 when they had alterations (fire escape and open stairway). It is possible that the 1886 permit for 224 Ontario is the original building permit for the site.

City of Chicago building permit records were requested under Freedom of Information Act procedures in an attempt to document the history of the site. At the time of this report, the City had not yet responded to our request.

We reviewed Chicago Department of Public Health information on their website. The website indicated several noise complaints at the 226 E Ontario building, from the Sound Bar and the Lush Life from 1999 through 2006. No environmental issues were identified.

Sanborn Fire Insurance Maps are a useful tool in identifying past development and usage of a property in a historically developed area. Sanborn Fire Insurance Maps were available for the years: 1903, 1906, 1927, 1950, 1974, 1988, 1990, 1994, 2002 and 2004. Copies of these Maps provided by Environmental Data Resources are included in Appendix B of this report.

The 1903 Map shows the subject site and surrounding area to be undeveloped land. No structures are located in the vicinity of the subject site.

The 1906 Map shows the subject site as developed with the subject buildings in generally their present day configuration (without the south exterior stairway at 226-2828 Ontario), identified as "dwellings". North of the site is a public alleyway and further north are vacant lots and residences. The site is bordered to the east by an apartment building and further by vacant lots. South of the subject site is Ontario Street and further south are vacant lots and homes. West of the site are more dwellings.

The 1927 Map is less detailed than the previous Map, but continues to show the subject site as developed with the three story buildings currently present. Their usage and the usage of adjacent buildings, is not identified on this Map. Surrounding sites are as on the

previous Map.

The 1950 Map continues to show the subject site as developed with the subject buildings again in their present day configuration. They are identified as "flats" and "rooms". North of the site is a public alleyway and further north are vacant lots. Northwest are rooming houses and an office building. East of the site is a three story rooming building, and further east is the Rembrandt Lamp Company. The site is bordered to the south by Ontario Street and further south by a parking lot. Southwest are 'rooming' buildings, and southeast is a jewelry factory. West of the site are apartment buildings.

The 1974 Map continues to show the existing subject buildings now with the central south stairway along the south side of the 226-228 Ontario Building. The buildings are identified as "offices". North of the site is a public alleyway and further north is the Brittany Office and Apartment building. Northwest is an undertaker and a rooming house. The site is bordered to the east by a high rise identified as the East Ontario Apartment building. South of the site is Ontario Street and further south is a Post Office and commercial building. West of the site is a three story storefront building, and further are office buildings.

The 1988 Map continues to show the subject buildings in their present day configuration. Surrounding sites to the east, south and west are also in their present day configuration. North of the site is a public alleyway and further north is Streeterville Center (an office building). Northwest of the subject property is an office building.

Each of the remaining Maps continues to show the subject site and surrounding properties as on the 1988 Map.

Copies of these Maps are included in Appendix B of this report.

Historical aerial photographs were reviewed at the University of Illinois at Chicago Library for the site. Years available for review were: 1980, 1990 and 2001. In addition a recent (but undated) aerial photograph was reviewed on Google Maps for the site. Copies of these aerial photographs are included in Appendix B of this report.

Each of these photographs show the property in a densely developed area. We were unable to view individual structures on site due to the shadows of adjacent high rise buildings. Surrounding sites are also densely developed.

Historical topographical maps prepared by the United States Geological Survey (USGS) for the Chicago Loop quadrangle were reviewed during our search of historical information. Topographical maps from: 1953, 1963, photo-revised 1963-1972, and 1997 were reviewed.

Each of these topographic maps show the subject property to be in a shaded area, indicating a densely populated area where individual buildings are not depicted unless they are of public or historic interest (hospitals, large industrial buildings, schools, etc.).

Copies of these topographic maps are in Appendix B.

The title record for the property was not requested to be reviewed for this project.

2.3 Site Surroundings

Depending on usage, neighboring facilities can have a potential impact on the environmental conditions of the subject site. Thus, we include a brief description of the surroundings and comment on any observations we have made of the surrounding activity during our investigation.

The surveyed site is an area Zoned DX-12, High Density Downtown Business/Commercial Mixed Use, by the City of Chicago. The site is currently surrounded by the following:

North: An alley borders the property immediately to the north. North of the alley,

fronting Erie Street is an unidentified multi-story concrete and glass office

building.

East: The property immediately east of the subject site is a high rise residential

building with Ron of Japan Restaurant on the main floor.

South: Directly south of the subject site is East Ontario Street and further south is a

two story building with the following tenants: Epic Burger; PeiWei and Core

Power Yoga.

West: Immediately west of and adjacent to the subject site, is a three story red

brick building identified as Les Nomades Restaurant. Further west is Marriot

Fairfield Inn & Suites.

During this inspection, Gabriel personnel noted the surrounding site usage, and whether such would affect the environmental integrity of the property surveyed. At the time of the survey, no <u>visual</u> evidence was found to indicate that the subject site surveyed receives any environmentally detrimental impacts from the surrounding sites.

3.0 Regulatory Status and Environmental Conditions

Ms. Natalie Neuman of Gabriel Environmental Services Field Services Staff surveyed the site on Tuesday, April 1, 2014. During this survey, they attempted to assess the regulatory and environmental aspects of the property and surrounding sites. Their study focused on the following areas: air emissions, asbestos, hazardous wastes and materials, PCBs, underground storage tanks, soil conditions, water sources and discharges, and a regulatory agency documentation review of the subject property and surrounding sites. Each of these issues will be discussed in this section.

3.1 Air Emissions

The Clean Air Act (CAA), enacted in 1970 and most recently amended in 1990, seeks to protect the public's health and welfare by safeguarding and improving the quality of our air. Under the CAA, the EPA sets air quality standards and relies on the states to develop programs to attain those standards. While the CAA regulates both "stationary" and "mobile" sources of air pollution, the stationary source restrictions are of primary concern to business. All facilities must meet applicable permit requirements, even if that requires new control technologies in new or expanded facilities.

At the time of this inspection, the following air emissions sources were observed, which may be regulated by the IEPA.

These are the flue gas emissions generated from the HVAC units that service both buildings on site. We did not access these units, as they are located on the roof. We also viewed a Dayton unit heater suspended from the ceiling in the 228 East Ontario basement unit occupied by Coast Cleaners. The natural gas fueled systems bring in ambient air and discharges flue gases.

This type of source is exempt from permitting requirements by the IEPA if it is below the established 50 million BTU/hour threshold capacity for reporting for structures classified as residential or commercial (Section 201.146 [b][c]). As a result of data gathered during the site survey, we believe this source is below the established 50 million BTU/hour threshold.

3.2 Asbestos

The site was inspected for asbestos in accordance with the USEPA guidelines set forth in the "Guidance for Controlling Asbestos Containing Materials In Buildings" issued in 1985. The purpose of this segment of our inspection was to identify the extent to which asbestos

containing materials (ACM) were used, or subsequently added in the construction of the facility surveyed. It was the intention of our survey to only assess materials that are friable (as being crumbled, pulverized, or reducible to a powder with hand pressure). As a result, we have made no mention of items such as cement or roofing materials. This inspection only covers building materials readily visible and accessible to our accredited Asbestos Inspector.

At the time of our on site inspection of the property we observed the following types of potential asbestos containing materials:

Miscellaneous Materials

Tan, green, and gray 4-inch by 4-inch ceramic tiles are used to finish the entryway floor in the basement of 224 East Ontario.

White 2-inch by 2-inch ceramic tiles, accented with black 1-inch by 1-inch ceramic tile highlights are used to finish the floor in the hallway and rear (north) room of the basement level at 224 East Ontario. Gray 1-inch by 1-inch ceramic tiles finish the floors in the restrooms.

Ceramic tiles were also viewed in the Subway Restaurant in the basement of 226 East Ontario, and in the restrooms of the upper floors in that building (see Site Photographs in Appendix D).

Tan ceramic floor tiles were noted throughout Ten Perfect Nails and Spa in 226 East Ontario, on the main floor.

Historically, ceramic tiles, grout, and mastic do not contain asbestos.

Photographs of these tiles can be found in Appendix D.

In 224 East Ontario, white 12-inch by 12-inch vinyl floor tiles are used to finish the first floor office's washroom. These tiles were in good condition at the time of the Gabriel site survey. White 12-inch by 12-inch vinyl floor tiles are used to finish the first floor landing of the first floor-basement staircase. Some tiles in this location were broken, chipped, and loose at the time of the Gabriel site survey.

In the 226-228 Ontario building, we viewed white vinyl floor tiles in the Coast Cleaners space. Those were in good condition at the time of our inspection.

Tan one square foot vinyl floor tiles were noted in the north storage space of Subway Restaurant at 226 Ontario in the basement.

We also viewed brown vinyl floor tiles in the restrooms of the main floor of 228 East Ontario. Those were in good condition.

Since the 1920's, asbestos mixed with asphalt and vinyl-based products created numerous varieties of linoleum and tile flooring. The mastic used to apply the tiles may also contain asbestos fibers. Although not in a friable state as is, asbestos flooring is likely to become friable when broken, scraped or sanded. Vinyl floor tiles in the first floor staircase landing were observed to be chipped and broken at the time of the Gabriel survey.

The ceiling in the south half of the basement of 224 East Ontario is made of 2-foot by 4-foot and 2-foot by 2-foot suspended acoustic ceiling tiles. These ceiling tiles were in good condition at the time of the survey with limited areas of water damage.

We also viewed two foot by two foot and two foot by four foot suspended ceiling tiles in the basement of 226-228 East Ontario. Those were also viewed in the Ten Perfect Nails and Spa and Crown Corr units on the main floor. The second floor of the building (empty unit) had two foot by four food ceiling tiles throughout. Those were also viewed in the magazine offices on the third floor (see Site Photographs in Appendix D). Those tiles were all in good condition at the time of our inspection.

Asbestos fibers were used in some acoustical sound absorbing and decorative ceiling tiles manufactured in the United States prior to 1980 and in some imported ceiling tiles manufactured after 1980. Ceiling tiles will deteriorate with age, and are susceptible to water damage and air current erosion.

Thermal Systems Insulation

We viewed paper wrapped pipe insulation in both buildings. Those materials were in good condition, with no damage, and we were unable to determine if they were suspect asbestos containing materials (see Site Photographs in Appendix D).

Surfacing Materials

Drywall, and associated tape and joint compound were observed throughout both buildings. The materials observed were in good condition at the time of the visual inspection. See Subject Photograph Views in Appendix D.

Because plans are to demolish the building, the City of Chicago will require a predemolition asbestos inspection of all friable materials, to be conducted by an Illinois Department of Public Health licensed inspector, to ascertain asbestos content. Until such a time as these materials are sampled and analyzed, they should be presumed to contain asbestos, and treated as such.

3.3 Hazardous Materials and Wastes

Gabriel personnel inspected the property for evidence of potentially hazardous materials being generated, stored, or disposed of on site. Under the Occupational Health and Safety Administration (OSHA) Hazard Communication Standard Final Rule, employers must have a Material Safety Data Sheet (MSDS) for each hazardous chemical they use. Hazardous wastes are evaluated according to provisions set forth by the Resource Conservation and Recovery Act (RCRA; see Section 3.8).

Hazardous Materials

The 224 East Ontario building was nearly empty. We viewed several one gallon containers of paint, and assorted retail sized cleaning supplies in the north storage area of the main floor of that building (see Site Photographs in Appendix D). No staining or spills were noted.

In the 226-228 East Ontario building, we viewed retail sized cleaning supplies in the occupied units. Those consisted of glass and surface cleaners, as well as disinfectants and deodorizers.

Coast Cleaners is a drop off dry cleaning business. No dry cleaning occurs on site. No indications of dry cleaning solvents were viewed in that unit at the time of our inspection. No indication of the past presence of a dry cleaning plant was noted on the premises at the time of our inspection.

We noted wall mounted canisters of Subway cleaning products on the wall in the north storage room of that space. Due to stored materials, we were unable to determine what they contained. However, we assume those are concentrated cleaning products that are diluted for cleaning the restaurant. No staining or spills were noted.

We viewed several containers labeled as gasoline and diesel in the Crown Corr Inc. space on the main floor of the 228 Ontario building. Those were empty and no staining was observed.

In the 226 Ontario main floor space occupied by Ten Perfect Nails and Spa, we viewed numerous small containers of nail polish, acetone, and other material used for pedicures and manicures. No signs of improper storage or staining were noted.

In the remaining occupied units (offices) we viewed only retail sized cleaning supplies, and minimal quantities of maintenance supplies such as one gallon containers of paint, or other general items. No issues or staining were observed.

At the time of the Gabriel site survey, the materials viewed were appropriately stored and did not present a significant environmental hazard.

Photographs of these materials appear in Appendix D.

Lead Paint Hazards

Heavy metals have been historically added to paints to enhance their aesthetic appeal and longevity. Lead was historically used in paints to enhance hardness and high gloss. Painted surfaces containing lead which are flaking, peeling, and subject to wear, abrasion, and remodeling activities, including scraping, sanding, and burning, can result in lead dust release, leading to a potential health hazard by inhalation or ingestion.

At the time of this inspection, Gabriel staff observed flaking and peeling paint throughout the 224 East Ontario unoccupied building (see Site Photographs in Appendix D). Based on the age of the building (120 years), it is possible that paints historically used in the building contain lead.

Limited areas of peeling paint were noted in the 226-228 East Ontario building. However, based on the age of that structure, it is also possible that lead based paints may be present.

The demolition contractors should be notified of the lead paint hazard and be advised to use lead safe work practice during the planned demolition.

Hazardous Wastes

Based upon the commercial character of the buildings, hazardous wastes are not being generated at this site.

No wastes are generated at the unoccupied 224 Ontario building.

In the 226-228 East Ontario building, solid waste consists of refuse, paper, food waste, and other waste associated with office and commercial restaurant uses. Four Waste Management dumpsters are located on the north exterior of the building, and Waste Management provides waste collection for the offices and the restaurant twice weekly.

For surrounding facilities which may generate or store hazardous wastes, see Section 3.8,

RCRA.

3.4 Polychlorinated biphenyls, PCBs

PCBs are specifically regulated by the Toxic Substance Control Act (TSCA) of 1980. TSCA is charged with regulating the manufacture of substances considered to be toxic and harmful to health and the environment. For this reason, our survey examines properties for items that could contain, or may have been contaminated with, PCBs. Although PCBs had many uses, the most widespread use was in the manufacture of nonflammable dielectric fluids (askarels) for electrical transformers, capacitors, and other liquid-cooled electrical equipment. PCBs can also be incorporated into recycled oil products.

Commonwealth Edison owns the transformers that provide electrical power to the subject property and other properties in the immediate vicinity. In this section of Chicago, the transformers are located underground in vaults. Commonwealth Edison is responsible for the maintenance and upkeep of the units.

The site survey noted electric service equipment located in the hallway closet of the basement of 224 East Ontario. This equipment includes a 400 amp main breaker and a 200 amp Challenger breaker. We also viewed circuit breakers and safety switches manufactured by Erickson and Wadsworth in that building.

In the 226-228 East Ontario building, we viewed the main electrical supply along the north storage area of the Coast Cleaners unit. There we viewed the electrical meters for the tenants, as well as a 200 amp Wadsworth breaker, and associated safety switches and circuit breakers ranging from 60-200 amps, and manufactured by Square D, Wadsworth and Erickson.

We also viewed circuit breakers and safety switches in each tenant unit, that were of the same amperage and manufacturer.

This type of equipment would likely not incorporate dielectric fluids or PCBs.

We noted fluorescent light fixtures in some areas of each building. The date of manufacture of these units is unknown, as is the content of PCB's in any of their components. Fluorescent bulbs used in the building are of unknown origin. The useful life of such bulbs makes mercury content in the bulbs unlikely, but not infeasible. Care should be taken in disposing of materials with potential PCB or mercury content.

No elevators service the two buildings.

3.5 Soil Conditions

Soil Classification

A surficial geology map of the Chicago area, provided by the Illinois State Geological Survey (ISGS), indicates that this property is underlain by the Lake Plain. The native soil types are characterized by the ISGS as: "floors of glacial lakes flattened by wave erosion and by minor deposition in low areas; largely underlain by glacial till; thin deposits of silt, clay and sand of the Equality Formation present locally."

Soil boring data/logs were not available or provided to Gabriel for use in this report.

<u>Radon</u>

Radon is a colorless, odorless gas produced by the decay of radium, a radioactive element produced from the natural decay of uranium, shale, granite, phosphate, or pitchblende. Radon is a cause of lung cancer in the United States, and is a concern when offices or apartments are below grade. The structures at 224-228 E. Ontario are built with full basements. Only the basement units in the 226-228 East Ontario buildings are occupied by Subway Restaurant and Coast Cleaners.

The Illinois Department of Nuclear Safety recently conducted a statewide screening for indoor radon to determine whether there are particular regions within Illinois, which are more prone to indoor radon problems than others. The results of the study indicate that radon tests conducted in Cook County range between 17-21% over the EPA guideline of 4.0 pico Curies per liter (pCi/l).

Plans are to demolish the building and construct a new hotel. If a basement will be present in the planned construction, it would be prudent to utilize vapor and radon barrier technology to mitigate radon as an issue for the site.

Visual Observations

The exterior portion of the property was inspected for evidence of dumping or of chemical or liquid spills. No signs of open dumping, spills, disturbed soils, monitoring wells, toxic or hazardous substances, chemical or petroleum products were observed stored on the outdoor grounds of the subject property.

The building interiors were also inspected for evidence of chemical or liquid spills. Chemical spills can contaminate the subsurface soil by seeping through cracks and seams in the floor. At the time of this inspection, no evidence of chemical or liquid spills were found in any of the areas inspected.

3.6 Underground Storage Tanks

Underground storage tanks (UST's) are an environmental concern if leakage or spillage has occurred. Leaking or overfilled UST's can contaminate the surrounding soil, as well as the groundwater. Our survey includes a search of the database provided by the Office of the State Fire Marshal (OSFM). We also visually inspect the site for obvious signs of tank placement, such as gas pumps, fill ports, and manways. Not so obvious tank related items such as vent stacks, petrometers, pipes, valves, raised concrete, etc., are also included in our inspection.

On-Site USTs

Gabriel conducted a search of the OSFM database, updated on July 5, 2013 using an Environmental Data Resources, Inc. (EDR) Radius Map™ Report. The results of this search found **no** registered UST's at the subject site. This does not preclude the chance that a tank may have been emplaced in the past and not registered.

The surface of the property was visually inspected for the structures indicative of UST installation. At the time of this survey, no evidence was found to indicate UST emplacement.

The owner, Mr. Ascot, indicated that he knew of no current or previous emplacement of USTs on the property.

Sanborn maps did not identify any UST placement at the subject site. The Chicago Department of Public Health and our search of ancient permit records did not find evidence of UST emplacement or removal at the site.

Adjacent Underground Storage Tank Emplacement

A records check of the OSFM database indicates that **nine** sites with registered USTs are located within a one-eighth mile radius of 224-228 West Superior Street, Chicago, Illinois 60611.

Location

Number of UST's/Status

Fairbanks Auto Park 270 E Ohio Street Chicago, Illinois 60611 One 1,000-gallon heating oil (exempt from registration)

The Fairbanks Auto Park site is located nearly one block southeast of the subject site, across Ontario Street. It is listed as having one heating oil tank that is exempt from

registration. No further information was provided regarding that site. That site is not included on the IEPA listing of Leaking Underground Storage Tank (LUST) incident sites.

Based on the distance of that site, and the cross gradient nature of that site to the subject property, we would not expect it to have an impact on the subject property.

Location

Number of UST's/Status

Vacant Parking Lot 255 East Ohio Street Chicago, Illinois 60606 Three (3) Removed USTs

The Vacant Parking Lot site is one block southeast of the subject site across Ontario and Ohio Streets. It has three registered USTs, a 1,000-gallon UST listed as containing gasoline, and two 550-gallon USTs also listed as containing gasoline. The tanks' status is listed as "Removed".

That site **is** included on the Illinois Environmental Protection Agency (IEPA) listing of Leaking Underground Storage Tank (LUST) Incidents and is further discussed in the following subsection.

Location

Number of UST's/Status

Schatz Properties 610 North Fairbanks Court Chicago, Illinois 60611 One (1) Exempt UST

The Schatz Properties site lies about one block southeast of the subject site. The Schatz Properties site has one registered UST, a 9,000-gallon heating oil UST. The status of the tank is "Exempt from Registration". That site is not included on the LUST incident listing.

Given the tanks "Exempt" status, having not been used since December 31, 1973, the distance from the subject site, and the presence of intervening infrastructure (streets, utilities, and buildings), we would not expect that site to have a significant environmental impact on the subject property.

Location

Number of UST's/Status

Amoco SS5911 Fac 10706 Fairbanks & Ohio Chicago, Illinois 60611 Three (3) Removed USTs

The Amoco SS5911 Fac 10706 site is one block southeast of the subject site. It has three registered USTs, three 10,000-gallon USTs with the Tank Substance listed as "Not Reported". All three USTs have the status of "Removed".

That site **is** included on the Illinois Environmental Protection Agency (IEPA) listing of Leaking Underground Storage Tank (LUST) Incidents and is discussed further in the following subsection.

Location

Number of UST's/Status

Building Site 165 East Ontario Street Chicago, Illinois 60611 Two (2) Exempt USTs

The Building Site (ID# 204139 is nearly one block west of the subject site, across Ontario and St. Clair. It has two registered USTs, a 1,000-gallon gasoline UST and a 500-gallon gasoline UST. The status of the tanks is "Exempt from Registration".

Given the tanks' "Exempt" status, having not been used since December 31, 1973, the distance of the tanks from the subject site, and the presence of intervening infrastructure (streets, utilities, and buildings), we would not expect these tanks at this site to have a significant environmental impact on the subject property.

All remaining UST sites are located in excess of two blocks from the subject site, and as such, would not be expected to have an impact on the subject property.

LUST Sites

The Illinois Environmental Protection Agency (IEPA) provides a list of Leaking Underground Storage Tanks (LUST) Incident Reports. This list of reported LUST sites is a non-verified, unconfirmed list, and should not be used or considered as a final Agency determination regarding whether releases have occurred at sites on the list. The Agency is in the process of confirming the type and size of release, if any, the property owner or operator, and the location of each site.

A search of the IEPA LUST Incident listing, updated on July 30, 2013, was conducted by Gabriel using an EDR Radius Map™ Report. The results of this search found **fifty-two** sites within a one-half mile radius of 224-228 East Ontario Street, Chicago, Illinois 60611. A complete listing can be found within the EDR report, included in Appendix C. Only **four** of these are located within 1/8 mile of the subject site.

Name and Address

LUST Incident Number

Dancona & Co. 247 East Ohio Street Chicago, Illinois 60611 940293

The closest LUST site is listed as Dancona & Co. It lies about ½ block south-southeast of 224-228 East Ontario Street. The site is listed with Illinois Emergency Management Agency Incident (IEMA) Number 940293. An on site leaking gasoline UST was identified on February 10, 1994.

The 20-Day Report was received by the IEPA on April 28, 1994, and the 45-Day Report was received by the IEPA on May 6, 1994. On December 30, 2004 the IEPA issued a "No Further Action/No Further Remediation" (NFA/NFR) letter signifying IEPA's determination that remediation efforts were satisfactory and that the site is not a hazard to human health.

Based on closed regulatory status and the intervening infrastructure (streets, utilities, and buildings), we would not expect this LUST site to have a significant environmental impact on the subject property.

Name and Address

LUST Incident Number

Amoco Oil Co. 252 East Ohio/Fairbanks Street Chicago, Illinois 60611

881746

The next closest LUST site is listed as Amoco Oil Co. It is located one block southeast of 224-228 East Ontario Street. A leaking gasoline UST was identified on December 9, 1987 and was given IEMA Incident Number 881746.

The reception dates for the 20-Day and 45-Day Reports are listed as "Not Reported". The IEPA's No Further Remediation (NFR) Letter was issued on December 28, 1999.

Based on the IEPA's issuance of a NFR letter, on the distance, and engineering barriers (intervening infrastructure streets, utilities, and buildings), we would not expect this site to have a significant environmental impact on the subject property.

Name and Address

LUST Incident Number

Fairbanks and Ohio Auto Park 245 East Ohio Chicago, Illinois 60611 20090220

The next LUST site is listed as Fairbanks and Ohio Auto Park at 245 E Ohio Street. It is located one block southeast of 224-228 East Ontario Street. This incident was given Illinois Emergency Management Agency Incident (IEMA) Number 20090220 for a petroleum leak reported on March 4, 2009.

The reception dates for the 20-Day and 45-Day Reports are listed as "Not Reported". No further information is provided.

However, based on the distance and engineering barriers (streets, utilities, and buildings), we would not expect this site to have a significant environmental impact on the subject property.

All remaining LUST sites are located in excess of one block from the subject property, and as such, would not be expected to have an impact on the site.

3.7 Water Sources and Discharges

The primary purpose of the Clean Water Act (CWA), enacted in 1972 and most recently amended in 1987, is to "restore and maintain the chemical and biological integrity of the nation's waters." Any company that discharges wastewater into the nation's "navigable waters" or a public sewer system must comply with CWA requirements. The CWA contains extensive enforcement measures. In addition to the "self enforcement" of businesses and publicly owned treatment works (POTW's) imposed by the CWA's monitoring and reporting requirements, the Act includes broad inspection powers and many enforcement approaches, including administrative orders, civil suits, and criminal prosecution.

Water Sources

The water supply for the subject site is from the Chicago Department of Water Management. The raw water supply is from Lake Michigan, not wells, and is then treated before consumption by the public. According to Mr. Thomas Powers of the Chicago Department of Water Management, this source is in complete compliance with all the drinking water regulations set by the Safe Drinking Water Act of 1986, the Federal Environmental Protection Agency, and the Illinois Environmental Protection Agency.

The IEPA, Division of Public Water Supplies Restricted Status List - Public Water Supplies (updated May, 2014), was reviewed by Gabriel personnel. This source was not included on this listing of public water supplies which are in violation of current IEPA regulations.

Wastewater Discharges

The site's effluent is discharged to the local water treatment authority. In Chicago, this agency is the Metropolitan Water Reclamation District (MWRD). Based on the type and low volume of discharge, the subject facility at 224-228 East Ontario is most likely exempt from special filing and pretreatment procedures. This does not, however, prohibit the local sanitary district from inspecting the premises. If such an inspection should turn up irregularities, the District could mandate a routine wastewater sampling of the effluent discharge.

We did view a grease trap in the north end of the basement of the 228 East Ontario building. That had been for the former lounge on the main floor above that space.

Storm Water Discharges

On November 16, 1990, the USEPA published its final rule on National Pollutant Discharge Elimination System (NPDES) permitting of storm water discharges. All facilities included under the definition of "storm water discharge associated with industrial activity" must obtain an NPDES permit. Under this ruling, "storm water discharge associated with industrial activity" is defined as storm water directly related to manufacturing, processing or raw materials storage areas at an industrial plant. Regulated storm water includes discharges from industrial yards, immediate access roads, and rail lines used by carriers of raw materials, material handling sites, refuse sites, etc., as described in the rule.

Based upon the type of operations conducted in the immediate vicinity of the property, storm water run-off onto the subject site is not likely an environmental concern. Excess storm water enters the combined City of Chicago Sewer system.

3.8 Surrounding Regulatory Sites

REGULATORY AGENCY RECORDS SEARCH SUMMARY CHART

Data Base	Search Radius	less than 1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Subject Site
UST	0.125 mile	9				N
LUST	0.50 mile	4	14	34		N
RCRA	0.125 mile	11				N
RCRA	0.50 mile	0	0	O		N
TSD		100 mm (100 mm)				330 (55)
CERCLA	0,50 mile	0	2	0		N
NPL	1.00 mile	0	0	0	0	N
ERNS	Site only					Ň
SRP	1.00 mile	2	0	7	0	N
SWF/LF	0.50 mile	0	0	0		N
IL NIPC	0.50 mile	0	0	0		N

Definitions:

UST: Underground Storage Tanks

LUST: Leaking Underground Storage Tanks

RCRA: Resource Conservation and Recovery Act Notifiers excluding TSD facilities

RCRA TSD: Treatment, Storage, or Disposal Facility

CERCLA: Comprehensive Environmental Response, Compensation, and Liabilities Act

NPL: National Priorities List

ERNS: Emergency Response Notification System SRP: Site Remediation Program Database

SWF/LF: Solid Waste Disposal Sites/Landfill Sites/Incinerators, or Transfer Stations

IL NIPC: Historical Solid Waste Disposal Sites

The information below was provided by the EDR Radius Map™ Report program and was reviewed by Gabriel technical staff prior to entry into the record.

RCRA

The Resource Conservation and Recovery Act (RCRA) of 1976 implemented Federal and State programs for the regulation of land disposal of waste materials and the recovery of materials and energy resources from the waste stream. RCRA seeks to limit releases of hazardous waste into the environment by controlling the wastes from point of generation through to disposal ("cradle to grave"). RCRA permitted TSD facilities are sites, which treat, store, of dispose of RCRA wastes defined in 40 CFR 261.

RCRA generators are grouped into categories, depending on the amounts of hazardous wastes that are generated and the length of time these wastes are stored at the facilities.

Generators of hazardous waste must send their waste to a RCRA permitted TSD facility which either has interim authorization or has received its Part B permit.

A search of the IEPA RCRA Generator and TSD database, updated on July 11, 2013, was conducted by Gabriel using an EDR Radius Map™ Report (see copy of report in Appendix C). The results of this search found **eleven** RCRA generator sites within a one-eighth mile radius and **no** TSD sites within a one-mile radius of 224-228 East Ontario Street, Chicago, Illinois 60611. Of the eleven RCRA sites, nine are classified as Small Quantity Generators, sites generating between 100 and 1,000 kilogram/month of hazardous waste, one is classified as Large Quantity Generators, sites generating over 1,000 kilograms/month of hazardous waste and one is a Conditionally Exempt SQG which is a site that generates less than 100 kg/month of non acutely hazardous wastes.

The subject site is **not** listed as a RCRA Generator. As previously noted, the Coast Cleaners business at 228 East Ontario, in the basement, is a drop off dry cleaners, and no cleaning occurs on site.

The LQG RCRA Generator is listed in the database search as Northwestern Memorial Hospital located at 251 E Huron. That site is located two blocks north of the subject site. It is listed as generating wastes since at least 1990. A complete listing of all wastes generated at that site (an extensive list) can be found in the database report in Appendix C. Violations were found for that site, but all have been addressed, and the site is reported as in compliance.

Based on the distance of that site, and the cross gradient status to the subject site, we do not expect that property to have an impact on the subject site.

The closest SQG is listed in the database search as Stats IT, Inc located at 200 East Ohio Street. That site is located ¾ block southeast of the subject site. It is listed as being an SQG of corrosive and silver wastes. No violations were reported for that site.

Based on the distances of these RCRA sites and the remaining RCRA sites, and provided that all hazardous materials and wastes are properly stored and disposed of at these RCRA sites, we would not expect them to have a significant environmental impact on the subject site.

No visual indications of hazardous materials and wastes were noted on adjacent properties when viewed from the public right-of-way.

CERCLA

The main focus of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 and its amendments (the Superfund Amendments and Reauthorization Act - SARA) is also on hazardous substances. CERCLA and SARA promulgated and enacted Federal and State programs to initiate the cleanup of uncontrolled hazardous waste sites. These measures were enacted to assure the protection of human health and the environment.

CERCLIS (CERCLA Information System) is a computer database of sites that have been proposed to be investigated by the Environmental Protection Agency (IEPA). Sites can be placed on the CERCLIS list for a variety of reasons. It should be noted, however, that a site included on a CERCLIS list does not necessarily pose a threat to the environment. An inspection of the site by qualified personnel is required before any conclusions can be made.

Once a site is put on the CERCLIS list, the EPA performs a preliminary assessment of the site. The preliminary assessment determines whether the site requires additional investigation, or whether no further action is needed. The site will remain on the CERCLIS list regardless of the outcome of the preliminary assessment.

A search of the EPA CERCLIS database, updated on April 26, 2013, was conducted by Gabriel using an EDR Radius Map™ Report (see copy of report in Appendix C). The results of this search found **two** sites within a one-half mile radius of 224-228 East Ontario Street, Chicago, Illinois 60611.

The closest CERCLIS site listed in the database is the Lindsay Light Company at 161 East Grand Avenue, Chicago, Illinois 60611. The Lindsay Light Company site is located nearly two blocks southwest of the subject property. In the early 1900's, the Lindsay Light Company made gas mantles for the Lindsay Light Chemical Company, which in turn refined thorium containing ores and made incandescent gas mantles for home and street lighting. This CERCLIS site is **not** on the National Priorities List. No further information was provided regarding that site.

Based on the distance and the utility infrastructure between, we would not expect it to have a significant environmental impact on the subject property.

NPL

The National Priorities List (NPL) identifies and ranks targets for long-term remedial action. It is updated by the Environmental Protection Agency once a year. The NPL identifies the

worst uncontrolled or abandoned hazardous waste sites in the United States. Factors taken into consideration prior to national priority status include: the types and quantities of wastes involved, the number of people potentially exposed, the likely pathways of exposure, and the importance and vulnerability of the underlying supply of groundwater.

A search of the EPA NPL database, updated on April 26, 2013, was conducted by Gabriel using an EDR Radius Map[™] Report (see copy of report in Appendix C). The results of this search found **no** sites within a one-mile radius of 224-228 East Ontario Street, Chicago, Illinois 60611.

ERNS

The ERNS List is the EPA's Emergency Response Notification System List of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.

A search of the ERNS and state spill listings, updated on December 31, 212, was conducted by Gabriel using an EDR Radius Map™ Report (see copy of report in Appendix C). The results of this search found **no** ERNS incident recorded for the property at 224-228 East Ontario Street, Chicago, Illinois 60611.

SRP

The State of Illinois provides a Site Remediation Program Database updated periodically, of sites designated by the state for clean up. These sites include voluntary remediation projects administered through the pre-notice site cleanup program and the site remediation program.

A search of the IEPA SRP database, updated on August 16, 2013, was conducted by Gabriel using an EDR Radius Map™ Report (see copy of report in Appendix C). The results of this search found **thirteen** SRP sites within a one-half mile radius of 224-228 East Ontario Street, Chicago, Illinois 60611. Only two of these SRP sites are within ¼ mile of 224-228 East Ontario.

The closest SRP site is identified as Schatz Property at 247 East Ontario Street, Chicago, Illinois 60611 (IEPA ID# 0316085387). That site is located approximately 250 feet southeast of the subject site, across Ontario Street. That site was enrolled in the SRP on April 23, 2002. It received a No Further Remediation Letter, noting IEPA's satisfaction with remediation efforts, on August 4, 2003.

The next closest SRP site is Bregy Cleaners, 542 North St. Clair Street, Chicago, Illinois 60611 (IEPA ID# 0316085021). That site is located one block southwest of the subject site. It was enrolled in the SRP on May 7, 1999 and received a No Further Remediation Letter, noting IEPA's satisfaction with remediation efforts, on September 8, 1999.

Based on the issuance of NFR letters for these sites, and the distance of these and other SRP sites from the subject property, we would not expect them to have a significant environmental impact on the subject property.

SWF/LF

Gabriel reviewed the Solid Waste Disposal Facilities Accepting Municipal Waste map provided by the Northeastern Illinois Planning Commission, along with the "Available Disposal Capacity for Solid Waste in Illinois" report, compiled by the Solid Waste Management Section of the IEPA, and last published in March of 1994. "Solid wastes" refers to non-hazardous residential, commercial, institutional, and industrial solid waste that is commonly disposed of in general waste landfills. The map does not include wastes such as demolition materials or special industrial process wastes that are disposed of in other than general waste landfills. Nor are issues related to private on-site disposal of waste by industrial or other establishments included.

A search of the IEPA listing of solid waste landfills, incinerators, and transfer stations, updated on November 1, 2004, was also conducted by Gabriel EDR Radius Map™ Report (see copy of report in Appendix C). The results of this search found **no** sites within a one-half mile radius of 224-228 East Ontario Street, Chicago, Illinois 60611.

IL NIPC

A map and table titled "Historical Inventory of Solid Waste Disposal Sites in Northeastern Illinois - "Cook County" was obtained from the Northeastern Illinois Planning Commission. The sites on this listing were identified in a survey conducted in 1987 by NIPC and are generalized to the quarter square mile in which they were said to be located. The sites indicated on the map are solid or liquid waste dumping sites, and do not include hazardous materials manufacturing sites unless information was available that significant disposal or waste occurred on-site.

Based on a review of this information, **no** sites were identified to lie within a one-half mile radius of 224-228 East Ontario Street, Chicago, Illinois 60611.

4.0 Summary and Recommendations

This Phase I Environmental Site Assessment was requested by Ms. Renee Solomon of ECD Companies and initiated in order to determine the current environmental conditions and potential hazards at 224-228 East Ontario Street, Chicago, Illinois 60611. In doing so, Gabriel reviewed pertinent federal, state and local databases, coupled with an on-site inspection and interviews with various city and state agencies.

The subject property consists of an approximately 7,200-square foot, rectangular shaped parcel of land located on the north side of East Ontario Street, midway between St. Clair Street and Fairbanks Court. It is developed with two distinct buildings. The westernmost building is 224 East Ontario. That property is developed with a three-story, brick building faced with tan concrete that has a full "English Style" basement. This building is currently unoccupied. The easternmost building is 226-228 East Ontario, and is a three-story white painted brick faced structure with a full English Style basement. Further building description, including tenant occupancy, is discussed in Section 2.1 of this report.

Available historical information finds the site was developed with the subject buildings between 1903 and 1906 (Sanborn Maps). The buildings were originally used as rooming houses and apartment buildings. They have been utilized as offices since the 1970's (Sanborn Maps).

Ms. Renee Solomon of ECD Companies indicated that plans are demolish the buildings, and construct a new hotel at the site.

Following completion of this Phase I ESA, <u>no</u> recognized environmental conditions (RECs) were noted, with respect to the topics discussed in Section 3.0 of this report that would appear to require further investigation.

Business Environmental Risks

Although not technically RECs, the following areas may pose a business environmental risk or additional cost to the subject site.

Asbestos

In 224 East Ontario, white 12-inch by 12-inch vinyl floor tiles are used to finish the first floor office's washroom. White 12-inch by 12-inch vinyl floor tiles are used to finish the first floor landing of the first floor-basement staircase.

In the 226-228 Ontario building, we viewed white vinyl floor tiles in the Coast Cleaners space. Tan one square foot vinyl floor tiles were noted in the north storage space of Subway Restaurant at 226 Ontario in the basement. We also viewed brown vinyl floor tiles in the restrooms of the main floor of 228 East Ontario. Those were in good condition.

The ceiling in the south half of the basement of 224 East Ontario is made of 2-foot by 4-foot and 2-foot by 2-foot suspended acoustic ceiling tiles. These ceiling tiles were in good condition at the time of the survey with limited areas of water damage.

We also viewed two foot by two foot and two foot by four foot suspended ceiling tiles in the basement of 226-228 East Ontario. Those were also viewed in the Ten Perfect Nails and Spa and Crown Corr units on the main floor. The second floor of the building (empty unit) had two foot by four food ceiling tiles throughout. Those were also viewed in the magazine offices on the third floor. Those tiles were all in good condition at the time of our inspection.

We viewed paper wrapped pipe insulation in both buildings. Those materials were in good condition, with no damage, and we were unable to determine if they were suspect asbestos containing materials.

Painted plaster and drywall, and associated tape and joint compound were observed throughout both buildings.

Because plans are to demolish the building, the City of Chicago will require a pre demolition asbestos inspection of all friable materials, to be conducted by an Illinois Department of Public Health licensed inspector, to ascertain asbestos content.

5.0 Statement of Limitations

The environmental assessment detailed in this report has been performed in accordance with generally accepted methods and practices of the environmental laboratory engineering profession. The scope and depth of this study were as directed, and as agreed to, by the client.

Gabriel uses experienced and trained professionals in attempting to locate and identify hazardous materials or conditions. We do not warrant that all such materials have been identified. It is possible that some materials containing a hazardous substance were not visible or accessible to the surveyor, or, for various other reasons, were not sampled.

All findings are based on documentary review, conversations, and analytical data proved by the laboratory as noted in this report. These findings are not to be considered scientific certainties. The intent of this study was to identify environmental concerns which would be obvious to a skilled, knowledgeable professional applying accepted standards. This report is not intended to represent an exhaustive research of all potential hazards which may exist at this site.

This report also does not purport to be representative of future conditions or events. Activities which transpire subsequent to this report which result in adverse environmental impacts are not to be construed as relevant to this study.

This report has been performed for the exclusive use of the client. Our report and its findings shall not, in whole or part, be disseminated to any other party, nor be used by any other party without prior written consent by Gabriel Environmental Services.

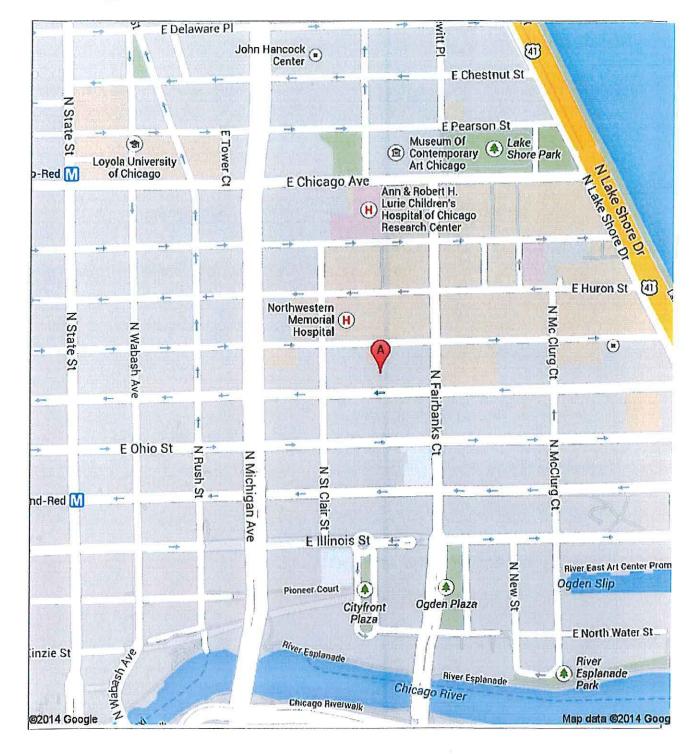
6.0 Appendices

- A. Site Exhibits
- B. Historical Documentation
- C. Regulatory and Interview Documentation
- D. Site Photographs

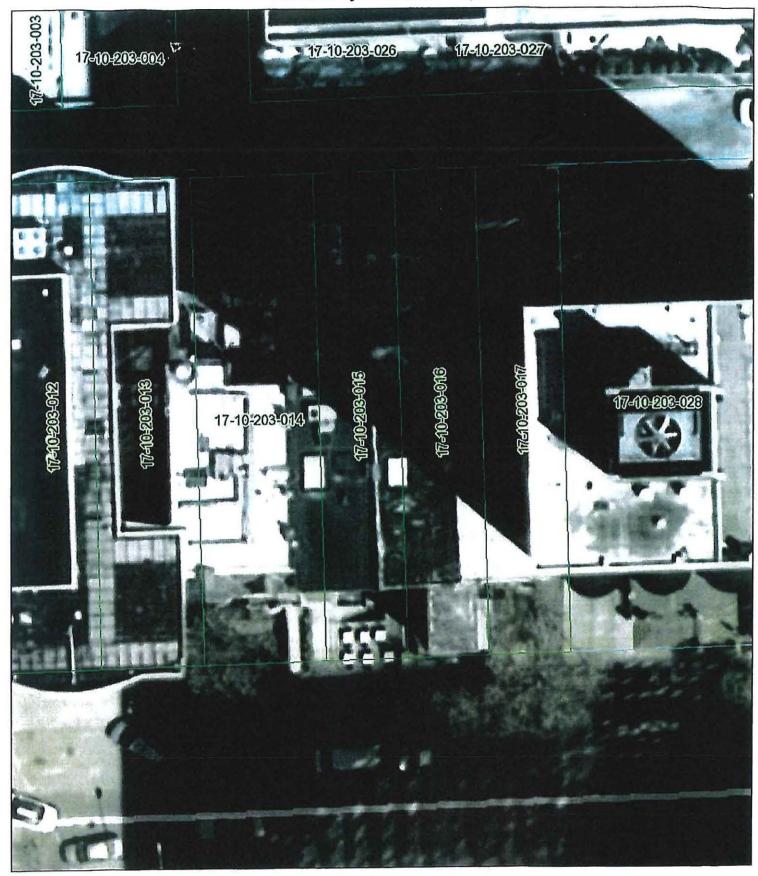
APPENDIX A: SITE EXHIBITS



Address 228 E Ontario St Chicago, IL 60611



Cook County CookViewer Output



1:500

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Cook County Property Tax Portal Search Results

Search Again »



View on CookViewer Map »

Property Characteristics

Info for Tax Year: 2013

PIN: 17-10-203-015-0000

Address: 224 E ONTARIO ST City: CHICAGO

Zip Code: 60611 --Township: NORTH CHICAGO

Tax Bill Mailing Address

Info for Tax Year: 2013 ONTARIO ACQUISITION LL 180 E PEARSON #5701 CHICAGO, IL 60611

Update Mailing Address »

2009:

Tax Calculator

More Property Characteristic Information

Info for Tax Year: 2013

Estimated Property Value: \$1,197,560

Total Assessed Value: 299,390 Assessed Value History

Lot Size (SqFt): 2,400

Building (SqFt):

Property Class: 5-9

5-92 Property Class Description

Other Related Information

Tax Rate (2012):

6.396

Tax Rate History

Tax Code (2013):

74004

View Taxing Districts' Financial Statements »

More Tax Rate Information »

Tax Billed Amounts & Tax History

2013: \$17,753.14 * Paid in Fuil
2012: \$32,278.44 Paid in Fuil
2011: \$29,148.57 Payment History
2010: \$29,270.27 Payment History

2009: \$28,049.20

* = (1st Install Only)

More Payment Options, Instructions & Tax Bill Requests *

Payment History

Refunds Available

No Refund Available

More Refund Information »

Exemptions

2012: Not Available
2012: 0 Exemptions Received
2011: 0 Exemptions Received
2010: 0 Exemptions Received

More Exemption Information =

Appeals

2013: Not Accepting Appeals

2012: Appeal Filed
2011: Appeal Filed
2010: Appeal Filed
2009: Appeal Filed

More Appeal Information »

Tax Sale (Delinquencies)

0 Exemptions Received

2013: Tax Sale Has Not Occurred
2012: Tax Sale Has Not Occurred
2011: No Tax Sale

2011: No Tax Sale 2010: No Tax Sale 2009: No Tax Sale

More Tax Sale Information »

Documents, Deeds & Liens

1221233015 - QUIT CLAIM DEED - 07/30/2012

1219131131 - DEED - 07/09/2012 1215144039 - JUDGMENT - 05/30/2012 1112329131 - LIS PENDENS FORECLOSURE -

05/03/2011

1033529061 - RELEASE - 12/01/2010

More Record Information »

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN bineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

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Cook County Property Info.com

Cook County Property Tax Portal Search Results

Search Again »



17102030160000 10/17/2007

View on CookViewer Map »

Property Characteristics

Info for Tax Year: 2013

17-10-203-016-0000 PIN:

Address: 226 E ONTARIO ST

CHICAGO City:

Zip Code: 60611 Township: NORTH CHICAGO

Tax Bill Mailing Address

Info for Tax Year: 2013

FRED LEV 200 W OHIO

CHICAGO, IL 60654

Update Mailing Address »

Tax Calculator

More Property Characteristic Information »

Assessed Value History

Info for Tax Year: 2013

Estimated Property Value: \$891,288

Total Assessed Value: 222,822

2,400 Lot Size (SqFt):

Building (SqFt):

Property Class:

5-92

Property Class Description

Other Related Information

Tax Rate (2012):

6.396

Tax Rate History

Tax Code (2013):

74004

View Taxing Districts' Financial Statements »

More Tax Rate Information »

Tax Billed Amounts & Tax History

2013:	\$21,519.44 *	Paid in Fu

Paid in Full 2012: \$39,126.25 Payment History 2011: \$34,183.98

2010: \$40,277.84 Payment History

Payment History 2009: \$38,597.55

* = (1st Install Only)

More Payment Options, Instructions & Tax Bill Requests »

Refunds Available

No Refund Available

More Refund Information »

Exemptions

Not Available 2013: 0 Exemptions Received 2012:

2011: 0 Exemptions Received

2010: 0 Exemptions Received 0 Exemptions Received 2009:

More Exemption Information »

Appeals

2013: Not Accepting Appeals

Appeal Filed 2012:

Appeal Filed 2011:

Not Accepting Appeals Not Accepting Appeals 2009:

More Appeal Information »

Tax Sale (Delinquencies)

2013: Tax Sale Has Not Occurred Tax Sale Has Not Occurred 2012: Taxes Solo and Redeemed 2011; No Tax Sale 2010: No Tax Sale 2009:

More Tax Sale Information *

Documents, Deeds & Liens

1226531068 - RELEASE - 09/21/2012 1035649004 - ASSIGNMENT - 12/22/2010 1035649003 - ASSIGNMENT - 12/22/2010 1035649002 - MORTGAGE - 12/22/2010

1033529061 - RELEASE - 12/01/2010

More Record Information »

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding condited taxes should be directed to the Assessor's Office

Note: This printout cannot be used as a tax bill.

& 2012 - 2014 Cook County Property Tay Fortal - All Rights Reserved Disclaimer

CookCountyPropert, Info com

Cook County Property Tax Portal Search Results

Search Again »



17102030170000 10/17/2007

View on CookViewer Map »

Property Characteristics

Info for Tax Year: 2013

17-10-203-017-0000

Address: 228 E ONTARIO ST

City: CHICAGO

PIN:

Zip Code: 60611

Township: NORTH CHICAGO

Tax Bill Mailing Address

Info for Tax Year: 2013

FRED LEV COMPANY **200 W OHIO**

CHICAGO, IL 60654

Update Mailing Address »

Tax Calculator

More Property Characteristic Information »

Info for Tax Year: 2013

Estimated Property Value: \$848,188

Total Assessed Value:

212,047 2,400

Assessed Value History

Lot Size (SqFt): Building (SqEt):

Property Class:

5-92

Property Class Description

Other Related Information

Tax Rate (2012):

6.396

Tax Rate History

Tax Code (2013):

74004

View Taxing Districts' Financial Statements »

More Tax Rate Information a

Tax Billed Amounts & Tax History

2013: \$20,525.87 *

2012: \$37,319.76 Paid in Full

Payment History 2011: \$32,722.64 Payment History 2010: \$37,929.75

2009: \$36,347.40 Payment History

" = (1st Install Only)

More Payment Options, Instructions & Tax Bill Requests **

No Refund Available

Refunds Available

More Refund Information v

Exemptions

2013: Not Available

2012: O Exemptions Received 0 Exemptions Received 2011:

0 Exemptions Received 2010:

2009: 0 Exemptions Received More Exemption Information »

Appeals

2013: Not Accepting Appeals

2012: Appeal Filed

Appeal Filed 2011:

2010: Not Accepting Appeals 2009: Not Accepting Appeals

More Appeal Information »

Tax Sale (Delinquencies)

2013: 2012:

2010: No Tax Sale 2009: No Tax Sale

Tax Sale Has Not Occurred Tax Sale Has Not Occurred 2011: Taxes Sold and Redeemed

More Tax Sale Information »

Documents, Deeds & Liens

1226531068 - RELEASE - 09/21/2012 1203833153 - LIS PENDENS - 02/07/2012 1035649004 - ASSIGNMENT - 12/22/2010 1035649003 - ASSIGNMENT - 12/22/2010

1035649002 - MORTGAGE - 12/22/2010

More Record Information »

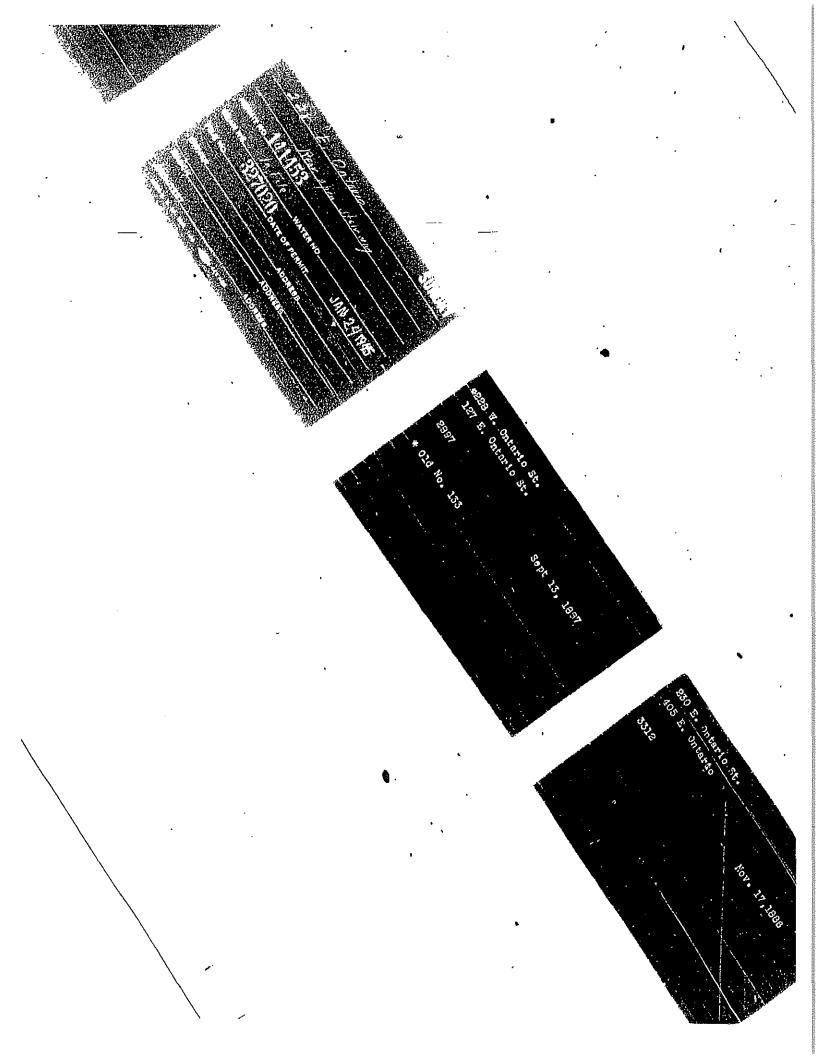
All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding onlitted taxes should be directed to the Assessor's Office

Note: This printout cannot be used as a tax bill.

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CookCountyPropertyInfo com

APPENDIX B: HISTORICAL DOCUMENTATION



224-228 East Ontario Street

224-228 East Ontario Street Chicago, IL 60611

Inquiry Number: 3898493.3

April 03, 2014

Collifor Sanborio Map Raport



Certified Sanborn® Map Report

4/03/14

Site Name:

Client Name:

224-228 East Ontario Street 224-228 East Ontario Street Chicago, IL 60611

Gabriel Environmental Services 1421 North Elston Avenue

Chicago, IL 60622

EDR Inquiry # 3898493.3

Contact: Marissa Jones



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Gabriel Environmental Services were identified for the years listed below. The Sanborn-Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name:

224-228 East Onlario Street

Address:

224-228 East Onlario Street

City, State, Zip:

Chicago, IL 60611

Cross Street:

P.O. #

0301427 NN

Project:

0301427 NN

Certification #

FF0A-4891-8252



Sanborn® Library search results

The Sanborn Library Includes more than 1.2 million

fire Insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

Maps Provided:

2004	1950
2002	1927
1994	1906
1990	1903

1988 1974

✓ University Publications of America

✓ EDR Private Collection

✓ Library of Congress

The Sanborn Library LLC Since 1866™

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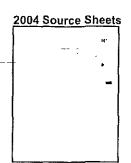
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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

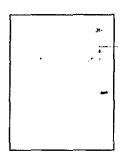








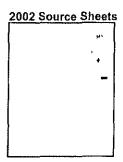
Volume 1NW, Sheet 15n



Volume 1NW, Sheet 26n



Volume 1NW, Sheet 27n



Volume 1NW, Sheet 14n



Volume 1NW, Sheet 15n



Volume 1NW, Sheet 26n



Volume 1NW, Sheet 27n



Volume 1NW, Sheet 14n



Volume 1NW, Sheet 15n



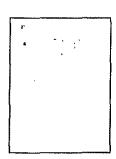
Volume 1NW, Sheet 27n



1994 Source Sheets



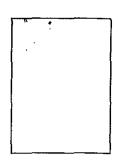
Volume 1N&W. Sheet 26n



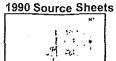
Volume 1N&W, Sheet 27n



Volume 1N&W, Sheet 14n



Volume 1N&W, Sheet 15n





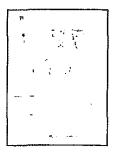
Volume 1N&W, Sheet 14n



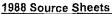
Volume 1N&W, Sheet 15n



Volume 1N&W, Sheet 26n



Volume 1N&W, Sheet 27n





Volume 1NW, Sheet 14n



Volume 1NW, Sheet 15n



Volume 1NW, Sheel 26n



Volume 1NW, Sheet 27n

1974 Source Sheets



Volume 1NW, Sheet 14rt



Volume 1NW, Sheet 15n



Volume 1NW, Sheet 26n



Volume 1NW, Sheet 27n

1950 Source Sheets



Volume 1N&W. Sheet 14



Volume 1N&W. Sheel 15



Volume 1N&W, Sheel 26



Volume 1N&W, Sheet 27

1927 Source Sheets

1906 Source Sheets









Volume 1N&W, Sheet 14

Volume 1N&W, Sheet 15

Volume 1N&W, Sheet 26

Volume 1N&W, Sheet 27

1903 Source Sheets



Volume Block Line Map, Sheet 1a